

# 03-02-89 THURSDAY, MARCH 2, 1989

STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 O'CLOCK A.M.

**Present:** Supervisors Peter F. Schabarum, Deane Dana,  
Michael D. Antonovich and Edmund D. Edelman, Chairman

**Absent:** Supervisor Kenneth Hahn

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## 03-02-89.1 ADMINISTRATIVE MATTERS

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### 03-02-89.1.1 3 1.

Director of Parks and Recreation's recommendation: Certify that the Frank G. Bonelli Regional County Park Final Environmental Impact Report and Addendum have been completed in compliance with the California Environmental Quality Act; certify that the Final Environmental Impact Report and Addendum have been reviewed and considered, find that the environmental documents are to be certified only for the golf course project; adopt Environmental Findings and Statement of Overriding Considerations for the project; adopt a reporting program, as specified to

ensure compliance with the project's changes and conditions adopted to mitigate or avoid significant effects on the environment; approve the design development plan for the improvement and management of Mountain Meadows Golf Course; request the Los Angeles County-Frank G. Bonelli Regional County Park and Recreational Authority Commission to adopt a Resolution and Notice of Intention to solicit proposals for the management lease and improvement of Mountain Meadows Golf Course (1). ADOPT

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## 03-02-89.1.2 4 2.

Director of Parks and Recreation's recommendation: Certify that the Frank G. Bonelli Regional County Park Final Environmental Impact Report and Addendum have been completed in compliance with the California Environmental Quality Act; certify that the Final Environmental Impact Report and Addendum have been reviewed and considered; find that the environmental documents are to be certified only for the practice golf facility project; adopt Environmental Findings and Statement of Overriding Considerations for the Frank G. Bonelli Regional County Park Mountain Meadows practice golf facility project; adopt a reporting program, as specified to ensure compliance with the project's changes and conditions adopted to mitigate or avoid significant effects on the environment; approve the design development plan for development and management lease of a practice golf facility; and request the Los Angeles County-Frank G. Bonelli Regional County Park and Recreational Authority Commission to adopt a Resolution and Notice of Intention to solicit proposals for the development and management lease of a practice golf facility adjacent to Mountain Meadows Golf Course (1). ADOPT

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## 03-02-89.2 HEARINGS

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### 03-02-89.2.1 6 3.

De novo hearing on Conditional Use Permit Case No. 87-240-(5), to allow the implementation of the "DP" addendum and to construct a two-phased commercial center consisting of two one-story buildings in the first phase, and four one-story buildings in the second phase located on the north side of Sierra Highway at the northerly terminus of Santiago Road, Soledad Zoned District, applied for by J & P Enterprises. (Appeal from Regional Planning Commission's approval) DENY APPEAL; DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS.

THE BOARD STIPULATED THAT THE DEVELOPER IS TO PROVIDE AT THE REQUEST OF OPPONENTS, AND AT OPPONENTS EXPENSE, DRAINAGE PLANS AND HYDROLOGY REPORTS RELATING TO THE DISPOSAL OF DRAINAGE WATER

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**03-02-89.2.2 8 4.**

Hearing on the Weed Abatement Referee's Report to the Board. APPROVE REPORT AND INSTRUCT AGRICULTURAL COMMISSIONER TO REMOVE NOXIOUS OR DANGEROUS WEED, BRUSH, RUBBISH, ETC.

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**03-02-89.2.3 9 5.**

Hearing on Zone Change Case No. 86-484-(5), from A-2-2 and A-2-5 to MPD, to allow development of 21 industrial lots on 49.8 acres located southerly of Hasley Canyon Road, one mile west of Golden State Freeway (I-5) between The Old Road and Del Valle Road, Castaic Canyon Zoned District, petitioned by Newhall Land & Farming. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH THE GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION, AND ADOPT ORDINANCE NO. 89-0024Z

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**03-02-89.2.4 10 6.**

Hearing on Zone Change Case No. 87-147-(1), from R-A-6,000 to C-3-DP, to develop a 7,986 square foot auto repair facility with appurtenant parking facilities and landscaping located on the westerly side of Painter Avenue, between Mulberry Avenue and Oval Drive, Southeast Whittier Zoned District, petitioned by Joe Cefalia. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH THE GENERAL PLAN; ADOPT CHANGE OF ZONE WITH "BE" ADDENDUM; AND INSTRUCT COUNTY COUNSEL TO PREPARE ORDINANCE AMENDMENT

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**03-02-89.2.5 11 7.**

Hearing on Zone Change Case No. 87-433-(1), from A-1 to CH-DP, to allow development of a 12,400 square feet, two-story office building with 32

parking spaces located on the southwest corner of Live Oak Avenue and Eighth Avenue; South Arcadia Zoned District, petitioned by Gary Sewell.  
CONTINUE TO MARCH 16, 1989 AT 9:30 O'CLOCK A.M.

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**03-02-89.2.6 12 8.**

Hearing on Zone Change Case No. 87-576-(1), from R-A-6,000 to R-3-16U-DP, to develop 19 apartment units on 0.97 acres with Planned Development Design criteria, located on the west side of Gladhill Street between Santa Gertrudes Avenue and Colima Road, Southeast Whittier Zoned District, petitioned by Jerry Cochran. CONTINUE TO MARCH 16, 1989 AT 9:30 O'CLOCK A.M.

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**03-02-89.2.7 2 9.**

Hearing on appeal of Douglas Ring for Ebensteiner Company from Regional Planning Commission's recommendation for No Change of Zone for Zone Change Case No. 82-069-(5), from A-2-1 and M-1 to CPD for development of a proposed office park complex on 22.5 acres located northwesterly of the intersection of Parkway Calabasas and the Ventura Fwy., at the westerly terminus of Ventura Blvd.; and No Change on Local Plan Amendment Case No. 79-82-(5), an amendment to the Land Use Policy Map of the Malibu/Santa Monica Mountains Areawide General Plan from 3, 4, 6, and 15d to 14, Malibu Zoned District. (Relates to Agenda Nos. 10 and 11) CONTINUE TO MAY 11, 1989 AT 9:30 O'CLOCK A.M.

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**03-02-89.2.8 2 10.**

De novo hearing on Conditional Use Permit Case No. 2206-(5) and Oak Tree Permit Case No. 82-069-(5), to allow development of an office park and to allow removal and replacement of 39 oak trees located northwesterly of the intersection of Parkway Calabasas and the Ventura Fwy., at the westerly terminus of Ventura Blvd., Malibu Zoned District, applied for by Ebensteiner Company. (Appeal from Regional Planning Commission's denial) (Relates to Agenda Nos. 9 and 11) CONTINUE TO MAY 11, 1989 AT 9:30 O'CLOCK A.M.

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**03-02-89.2.9 2 11.**

Hearing on Tentative Tract Map No. 35425-(5), to divide 22.48 acres into seven commercial lots located northwesterly on the intersection of Parkway Calabasas and the Ventura Fwy., at the westerly terminus of Ventura Blvd., Malibu Zoned District, applied for by Don Hoag and Associates. (Appeal from Regional Planning Commission's denial) (Relates to Agenda Nos. 9 and 10) CONTINUE TO MAY 11, 1989 AT 9:30 O'CLOCK A.M.

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### **03-02-89.2.10 5 12.**

De novo hearing on Conditional Use Permit Case No. 87-187-(5), to allow development of 544 multi-family residential units located adjacent to and westerly of the Antelope Valley Fwy., 1,300 ft. southerly of Soledad Canyon Rd., Sand Canyon Zoned District, applied for by G. H. Palmer Associates. (Appeal from Regional Planning Commission's approval) (Relates to Agenda No. 13) APPEAL WITHDRAWN; ABANDON PROCEEDINGS

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### **03-02-89.2.11 5 13.**

Hearing on Tentative Tract Map No. 43729-(5), to create 544 condominium units on four multi-family lots and one public facility on 31.5 acres located on the westerly side of Antelope Valley Fwy., approximately 1,300 ft. South of Soledad Canyon Rd., Sand Canyon Zoned District, applied for by G. H. Palmer Associates. (Appeal from Regional Planning Commission's approval) (Relates to Agenda No. 12) APPEAL WITHDRAWN; ABANDON PROCEEDINGS

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### **03-02-89.2.12 13 14.**

Hearing on No Change of Zone Case No. 87-322-(1), change of zone from R-A-10,000 to R-1-DP, to create 40 single family residential lots (includes retention of one existing lot) on a 8.65 acre parcel located 500 ft. south of Three Palms Street, and east of Kwis Avenue, Hacienda Heights Zoned District, petitioned by Rodine Companies. (Relates to Agenda Nos. 15 and 16). CONTINUE TO MARCH 16, 1989 AT 9:30 O'CLOCK A.M.

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### **03-02-89.2.13 13 15.**

De novo hearing on Conditional Use Permit Case No. 87-322-(1), to create 40 single family residential lots on a 8.65 acre parcel located 500 feet south of Three Palms Street, and east of Kwis Avenue, Hacienda Heights Zoned District, applied by Rodine Companies. (Appeal from Regional Planning Commission's denial) (Relates to Agenda Nos. 14 and 16).  
CONTINUE TO MARCH 16, 1989 AT 9:30 O'CLOCK A.M.

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**03-02-89.2.14 13 16.**

Hearing on Tentative Tract Map Case No. 45647-(1), to create 40 single family residential lots on a 8.65 acre parcel located 500 ft. south of Three Palms Street, and east of Kwis Avenue, Hacienda Heights Zoned District, applied by Rodine Companies. (Appeal from Regional Planning Commission's denial) (Relates to Agenda Nos. 14 and 15). CONTINUE TO MARCH 16, 1989 AT 9:30 O'CLOCK A.M.

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**03-02-89.2.15 17.-19.**

The following matters were continued to this date for decision only:

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**03-02-89.2.16 7 17.**

Decision on Zone Change Case No. 86-010-(5), from R-3-15U, R-3-17U and R-R-1 to RPD-2-0.54U, to develop 159 single family lots plus one recreation lot on 320 acres located on the westerly side of Cornell Rd. approximately 500 ft. south of Wagon Rd.; also Local Plan Amendment Case No. 86-010-(5), an amendment to the Land Use Policy Map of the Malibu/Santa Monica Mountains Area General Plan, Malibu Zoned District, petitioned by Heller Construction Company. (Relates to Agenda Nos. 18 and 19) APPROVE AND CERTIFY THAT FINAL ENVIRONMENTAL IMPACT REPORT COMPLIES WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT AND WITH STATE AND COUNTY GUIDELINES; FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN AND THE PROPOSED PLAN AMENDMENT DOES NOT AFFECT THE INTERNAL CONSISTENCY OF THE GENERAL PLAN, INCLUDING ITS AREAWIDE/COMMUNITY PLAN ELEMENTS; ADOPT CHANGE OF ZONE; ADOPT RESOLUTION APPROVING PLAN AMENDMENT; AND ADOPT ORDINANCE NO. 89-0025Z (Supervisor Edelman voted no on this action)

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**03-02-89.2.17 7 18.**

De novo hearing on Conditional Use Permit and Oak Tree Permit Case No. 86-010-(5), to allow development of 159 single family residential estate lots and the removal of 122 California Oak Trees located southerly of Wagon Rd. on the westerly side of Cornell Rd., Malibu Zoned District, applied for by Heller Construction Company. (Appeal from Regional Planning Commission's approval) (Relates to Agenda Nos. 17 and 19) DENY APPEAL; DECLARE INTENT TO APPROVE AMENDMENT; INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action)

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**03-02-89.2.18 7 19.**

Hearing on Tentative Tract Map No. 44388-(5), to develop 159 single family lots plus one recreation lot located on the westerly side of Cornell Rd., approximately 500 ft. south of Wagon Rd., Malibu Zoned District, applied for by Valcon, Inc. (Appeal from Regional Planning Commission's approval) (Relates to Agenda Nos. 17 and 18) DENY APPEAL; DECLARE, INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action)

Meeting adjourned (Following Board Order No. 13).  
Next meeting of the Board: Tuesday morning, March 7, 1989  
at 9:30 o'clock a.m.

The foregoing is a fair statement of the proceedings of the meeting held March 2, 1989, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

MONTEILH  
Officer-Clerk  
Supervisors

LARRY J.  
Executive  
of the Board of

By

CARMEN CALHOUN  
Head Board

Clerk